113.0	0004	0020.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	609,400 /	609,400
					USE VALUE:	609,400 /	609,400
					ASSESSED:	609,400 /	609,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
145		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAHEY PETER M	
Owner 2:	LAHEY VERONIQUE	
Owner 3:		
Street 1:	145 PARK AVENUE EXT	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	ATKINS ARON C/BARBARA DOYLE -
Owner 2:	-
Street 1:	145 PARK AVENUE EXT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,810 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Asbestos Exterior and 1267 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4810.000	214,400		395,000	609,400
Total Card	0.110	214,400		395,000	609,400
Total Parcel	0.110	214,400		395,000	609,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 480.98 | /Parcel: 480.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	72361
GIS Ref	
GIS Ref	
Insp Date	08/09/18

!8791!

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0004-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	214,500	0	4,810.	395,000	609,500	609,500	Year End Roll	12/18/2019
2019	101	FV	184,600	0	4,810.	389,400	574,000	574,000	Year End Roll	1/3/2019
2018	101	FV	196,900	0	4,810.	299,100	496,000	496,000	Year End Roll	12/20/2017
2017	101	FV	196,900	0	4,810.	282,200	479,100	479,100	Year End Roll	1/3/2017
2016	101	FV	196,900	0	4,810.	259,600	456,500	456,500	Year End	1/4/2016
2015	101	FV	186,000	0	4,810.	242,600	428,600	428,600	Year End Roll	12/11/2014
2014	101	FV	186,000	0	4,810.	223,500	409,500	409,500	Year End Roll	12/16/2013
2013	101	FV	186,000	0	4,810.	223,500	409,500	409,500		12/13/2012

PRINT

Date	Time
12/10/20	23:20:08

LAST REV

Date	Time
08/28/18	11:59:52

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8791

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ATKINS ARON C/B	46589-116		12/1/2005		415,000	No	No		
PIKE WILLIAM &	34150-141		11/19/2001		340,000	No	No		
BROWN ERIC P/ET	30353-3		6/28/1999		238,000	No	No		
SOUZA JOSEPH F/	24820-480		8/29/1994		173,000	No	No		Y

USER DEFINED

Prior Id # 1:	72361
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/9/2018	MEAS&NOTICE	CC	Chris C
3/9/2009	Measured	372	PATRIOT
2/23/2006	MLS	MM	Mary M
2/15/2002	MLS	MM	Mary M
2/7/2000	Meas/Inspect	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4810		Sq. Ft.	Site		0	70.	1.17	6									395,010						395,000	

Total AC/HA: 0.11042 | Total SF/SM: 4810 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 395,010 | Spl Credit | Total: 395,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.93100190
Adj $ / SQ:	163.391
Other Features:	68000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	310725
Depreciation:	96325
Depreciated Total:	214400

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

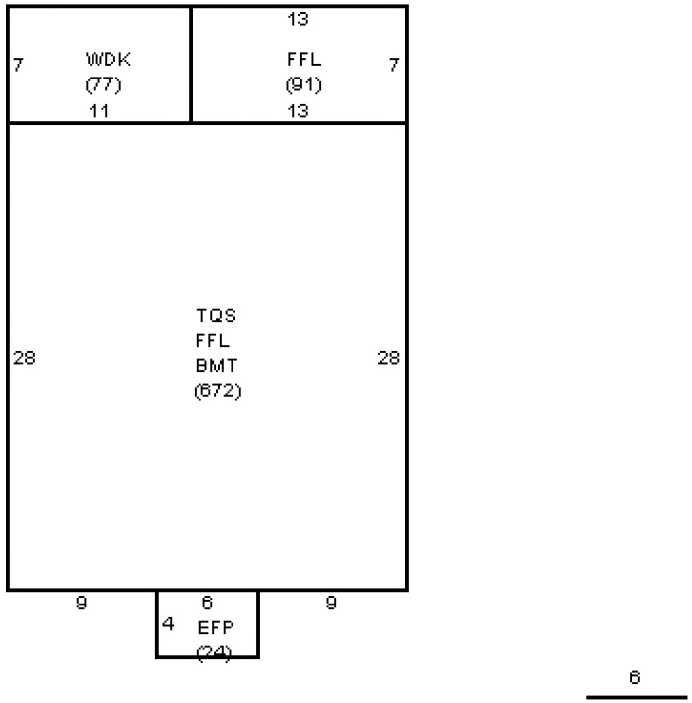
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	163.39
Special Features:	0	Val/Su Net:	105.10
Final Total:	214400	Val/Su SzAd	169.22

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	763	163.390	124,667
BMT	Basement	672	49.020	32,940
TQS	3/4 Story	504	163.390	82,349
WDK	Deck	77	14.900	1,147
EFP	Enclos Porch	24	67.590	1,622

Net Sketched Area:	2,040			Total:	242,725
Size Ad	1267	Gross Are	2208	FinArea	1267

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0004-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	